

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building		(2) MEETING DATE June 6, 2006		(3) CONTACT/PHONE Brian Pedrotti, AICP, Current Planning (805) 788-2788	
(4) SUBJECT Continued hearing of an appeal by Cathy MacGregor of a decision of the Planning Commission disapproving Minor Use Permit DRC2003-00043 for a winery building including wine processing, barrel storage, and tasting room. The project is located at the northwest corner of the intersection of Price Canyon Road and Edna Road, south of Old Price Canyon Road at 1600 Old Price Canyon Road, approximately 2.5 miles south of the City of San Luis Obispo. The site is in the San Luis Obispo planning area. (Supervisory District No. 3)					
(5) SUMMARY OF REQUEST On January 10, 2006, the Board of Supervisors held a hearing for the above-referenced item. The Board upheld the appeal by Cathy MacGregor of the Planning Commission's disapproval of Minor Use Permit DRC2003-00043 and continued the hearing to March 21, 2006 for final action. On March 21, 2006, the Board continued the item to June 6, 2006 to allow additional time to complete the required botanical survey. Staff is in the process of conducting the initial study and Negative Declaration per the requirements of CEQA, and has requested additional information to complete the environmental review. The site is within the Agriculture land use category.					
(6) RECOMMENDED ACTION Continue the item from the June 6, 2006 Board of Supervisors meeting to August 1, 2006 to allow for the submittal and review of additional requested information and completion of the environmental determination.					
(7) FUNDING SOURCE(S) Appeal Fee		(8) CURRENT YEAR COST N/A		(9) ANNUAL COST N/A	
(10) BUDGETED? <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A					
(11) OTHER AGENCY/ADVISORY GROUP INVOLVEMENT (LIST):					
(12) WILL REQUEST REQUIRE ADDITIONAL STAFF? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, How Many? _____ <input type="checkbox"/> Permanent _____ <input type="checkbox"/> Limited Term _____ <input type="checkbox"/> Contract _____ <input type="checkbox"/> Temporary Help _____					
(13) SUPERVISOR DISTRICT(S) <input type="checkbox"/> 1st, <input type="checkbox"/> 2nd, <input checked="" type="checkbox"/> 3rd, <input type="checkbox"/> 4th, <input type="checkbox"/> 5th, <input type="checkbox"/> All			(14) LOCATION MAP <input checked="" type="checkbox"/> Attached <input type="checkbox"/> N/A		(15) Maddy Act Appointments Signed-off by Clerk of the Board
(16) AGENDA PLACEMENT <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Hearing (Time Est. 5 minutes) <input type="checkbox"/> Presentation <input type="checkbox"/> Board Business (Time Est. _____)			(17) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions (Orig + 4 copies) <input type="checkbox"/> Contracts (Orig + 4 copies) <input type="checkbox"/> Ordinances (Orig + 4 copies) <input checked="" type="checkbox"/> N/A		
(18) NEED EXTRA EXECUTED COPIES? <input type="checkbox"/> Number: _____ <input type="checkbox"/> Attached <input checked="" type="checkbox"/> N/A			(19) APPROPRIATION TRANSFER REQUIRED? <input type="checkbox"/> Submitted <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A		
(20) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) _____			(21) W-9 <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		(22) Agenda Item History <input type="checkbox"/> N/A Date <u>March 21, 2006</u>
(23) ADMINISTRATIVE OFFICE REVIEW <div style="text-align: right; margin-top: 20px;"> <i>OK Leslie Brown</i> <i>C-1 (6.6.06)</i> </div>					



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

TO: BOARD OF SUPERVISORS

FROM: BRIAN PEDROTTI, CURRENT PLANNING

VIA: WARREN HOAG, DIVISION MANAGER, CURRENT PLANNING *WH*

DATE: JUNE 6, 2006

SUBJECT: CONTINUED HEARING OF AN APPEAL BY CATHY MACGREGOR OF A DECISION OF THE PLANNING COMMISSION DISAPPROVING MINOR USE PERMIT DRC2003-00043 FOR A WINERY BUILDING INCLUDING WINE PROCESSING, BARREL STORAGE, AND TASTING ROOM. THE PROJECT IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF PRICE CANYON ROAD AND EDNA ROAD, SOUTH OF OLD PRICE CANYON ROAD AT 1600 OLD PRICE CANYON ROAD, APPROXIMATELY 2.5 MILES SOUTH OF THE CITY OF SAN LUIS OBISPO. THE SITE IS IN THE SAN LUIS OBISPO PLANNING AREA. (SUPERVISORIAL DISTRICT NO. 3)

RECOMMENDATION

Continue the item from the June 6, 2006 Board of Supervisors meeting to August 1, 2006 to allow for the submittal and review of additional requested information and completion of the environmental determination.

SUMMARY

On January 10, 2006, the Board of Supervisors held a hearing for the above-referenced item. The Board upheld the appeal by Cathy MacGregor of the Planning Commission's disapproval of Minor Use Permit DRC2003-00043 and continued the hearing to March 21, 2006 for final action. On March 21, 2006, the Board continued the item to June 6, 2006 to allow additional time to complete the required botanical survey. Staff is in the process of conducting the initial study and Negative Declaration per the requirements of CEQA, and the botanical survey is needed to complete the environmental review.

The additional information includes a botanical survey to determine the presence of sensitive plant species occurring on the project site. Potential occurrences of sensitive species include Pismo clarkia, a federally endangered plant; therefore, the botanical survey must be conducted in the spring blooming period. Staff is requesting a continuance of the item to provide sufficient time for submittal and review of this information. The applicant has indicated that Pismo clarkia has not yet reached its spring blooming period, and that the botanical survey will be complete following this period. Staff anticipates that the proposed continuance to August 1, 2006 will provide sufficient time to complete the survey and the subsequent environmental determination. *CH*

OTHER AGENCY INVOLVEMENT/IMPACT

The project was referred to: County Public Works, County Environmental Health, County Parks, CDF, APCD, Cal Trans, City of SLO.

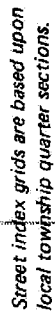
FINANCIAL CONSIDERATIONS

The appeal was processed using the applicant's appeal fees.

RESULTS

Continuance of the appeal would mean the Minor Use Permit will be sent to staff to review the botanical survey to be submitted by the applicant and to complete the environmental determination.

CM



MacGregor MUP